

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Wednesday, May 28, 2008

Conference Room 3

TOWN HALL

7:00 p.m.

A G E N D A

I. ROLL CALL

II. PUBLIC HEARINGS

- A. Petition 25-08 – 580 Church Street, Three Angels Seventh Day Adventist Church, owner and applicant, represented by James Cassidy, Hallisey, Pearson & Cassidy, Engineering Associates, 35 Cold Spring Road, Rocky Hill, CT 06067, Amendment of Special Exception Petition 03-05 “changes to architectural elevations”. Condition of approval granted March 23, 2005, R-20 Zone District. Continued from May 14, 2008.

III. PUBLIC PARTICIPATION (relative to items not listed on the Agenda-each speaker limited to two minutes)

IV. MINUTES

May 8, 2008 – Special Meeting

May 14, 2008 – Regular Meeting

V. COMMUNICATIONS AND REPORTS

VI. NEW BUSINESS

- A. Petition 26-08 – 580 Church Street, Three Angels Seventh Day Adventist Church, owner and applicant, represented by James Cassidy, Hallisey, Pearson & Cassidy, Engineering Associates, 35 Cold Spring Road, Rocky Hill, CT 06067, Site Plan Modifications to Petition 04-05 approved March 23, 2005. Continued from May 14, 2008.
- B. Petition 20-08 – 29 Costello Place, Rafael Amaya Architects, applicant, DPP Investments, LLC owner, request for Site Modification to add to existing building PD Zone District. Postponed from April 23, 2008. Sixty five day decision period ends June 13, 2008. Continued from May 14, 2008.
- C. Petition 27-08 – 597 North Mountain Road, Hawthorne MBM, LLC owners, Sudhakar Nagardealikar, Architect, c/o Russell & Dawson, 330 Roberts Street, East Hartford, CT 06108-3654, applicant, request for Site Plan Modification, Section 5.3, to convert part of B & L Lighting Co. Building to office use. I Zone District.

VII. OLD BUSINESS

- A. Petition 07-08 – Faye H. Karanian, 179 Meadow Street, Newington, CT 06111 applicant request for Zone Regulation Amendment “to restore Section 6.7” formerly Interior Lots and Single Family Homes, deleted effective August 15, 2008. Hearing closed March 26, 2008. Sixty five day decision period ends May 30, 2008.
- B. Petition 08-08 – Faye H. Karanian, owner and applicant, 179 Meadow Street, Newington, CT 06111, request for interior lot at 179 Meadow Street Section 6.7 (proposed), R-12 Zone District. Hearing closed March 26, 2008. Sixty five day decision period ends May 30, 2008.

- C. Petition 19-08 – 26-28 Eighth Street, Sebastiano Menta owner and applicant, represented by Alan Bongiovanni, BGI Land Surveyors, 170 Pane Road, Newington, CT 06111, request for Resubdivision Approval duplex property R-7 Zone District. Public hearing closed April 23, 2008. Sixty five day decision period ends June 27, 2008.
- D. Petition 24-08 – 133 Louis Street, Dr. Stephen C. Judson applicant, Innate Investments, LLC owner, request for Special Exception Section 6.4.2 ground sign, PD Zone District. Public hearing closed May 14, 2008. Sixty five day decision period ends July 18, 2008.

VIII. PETITIONS FOR SCHEDULING (TPZ June 11, 2008 and June 25, 2008)

- A. Petition 28-08 - 1096 Main Street, Roma Properties III, LLC, owner, Chad Kirby, applicant for “Goldburgers”, request for Special Permit Section 6.6 Liquor Use Restaurant, B-TC Zone District, waiver of minimum distance separation standards requested. Schedule for public hearing June 11, 2008.
- B. Petition 29-08 – 512 Cedar Street, Cedarrock, LLC, owner and applicant, attention: Nick Gallicchio, 2 Cinnamon Road, Newington, CT 06111, request for Site Plan Modification Petition 48-98 outside recreation area, approved August 12, 1998, to convert existing volleyball courts to in-ground swimming pool, PD Zone. Schedule for presentation June 11, 2008.
- C. Petition 30-08 – 512 Cedar Street, Cedarrock, LLC owner and applicant, attention: Nick Gallicchio, 2 Cinnamon Road, Newington, CT 06111, request for amendment of Petition 22-95 Special Exception, approved June 14, 1995, for recreational use volleyball courts to convert to in-ground swimming pool, PD Zone. Schedule for public hearing June 11, 2008.

IX. PUBLIC PARTICIPATION
(For items not listed on agenda)

X. REMARKS BY COMMISSIONERS

XI. STAFF REPORT

- A. Fennwyck Estates Request for Bond Release
- B. Request to call Site Bond, 62 Rockledge Drive – Incomplete work.
- C. Accessory Apartment Report.

XII. ADJOURNMENT

Submitted

Edmund J. Meehan, Town Planner